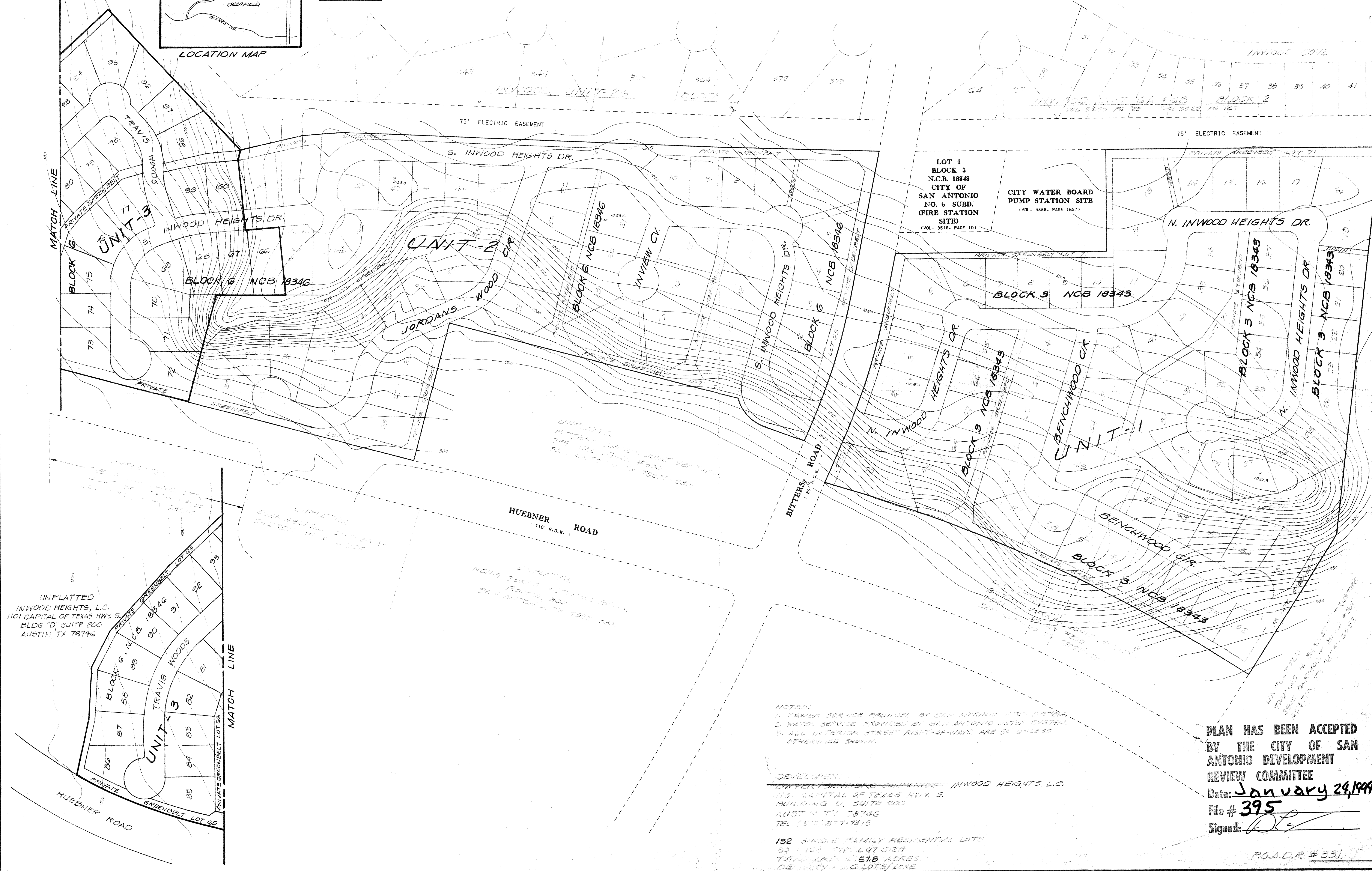


SCALE: 1" = 100'



LOT 1
BLOCK 3
N.C.B. 18343
CITY OF
SAN ANTONIO
NO. 6 SUBD.
(FIRE STATION
SITE)
(VOL. 9516, PAGE 10)

CITY WATER BOARD
PUMP STATION SITE
(VOL. 4886, PAGE 1657)

MAGNA • ROSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 S. W. 2nd St., Suite 200
San Antonio, Texas 78216
(512) 348-0151



THE HEIGHTS
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

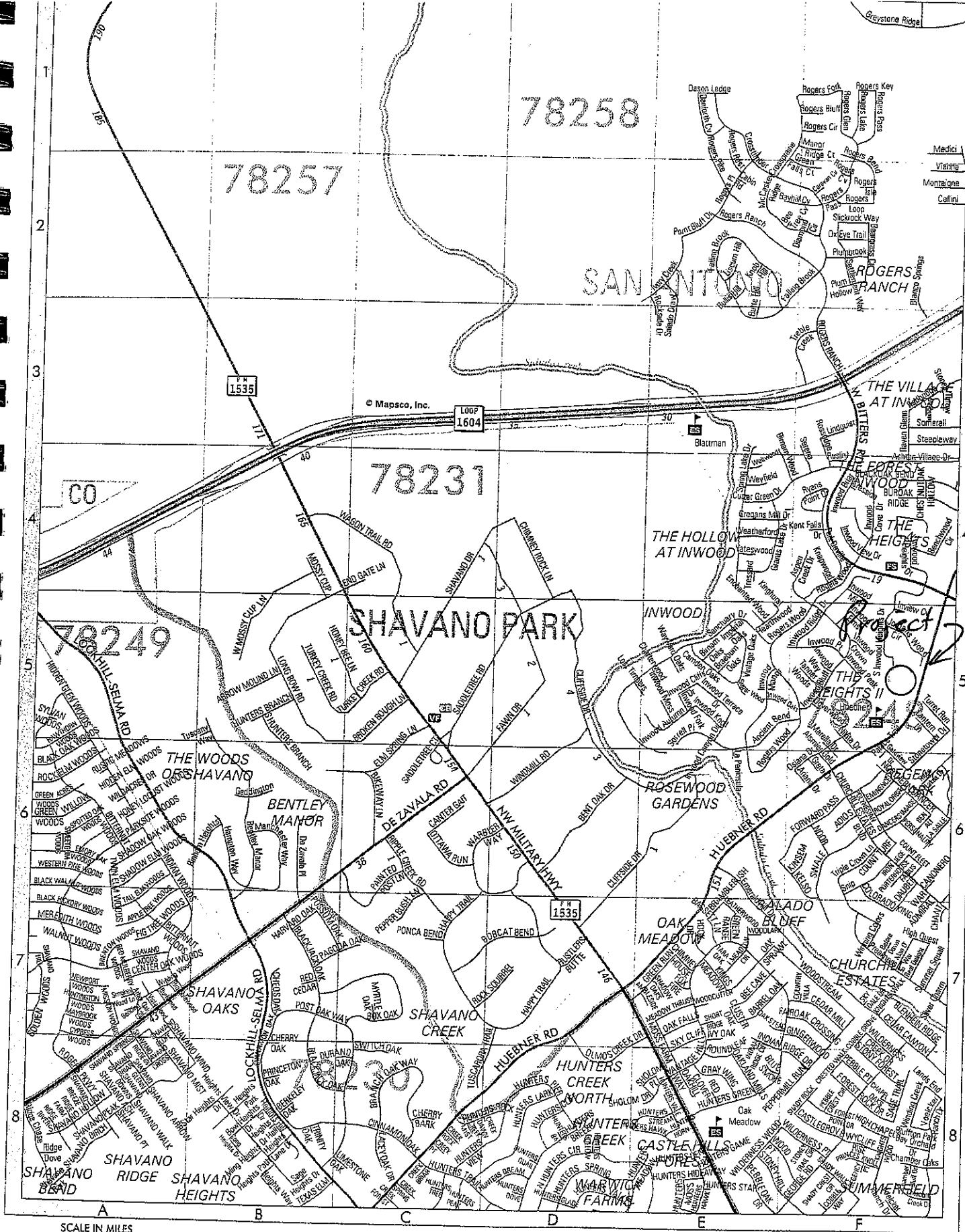
REVISIONS:	NO.	DATE	DESCRIPTION	BY
1	12/8/99	1	CHANGED SUBDIVISION NAME FROM INWOOD HEIGHTS TO THE HEIGHTS, ADDED UNIT-3	RWB
2	12/8/99	2		RWB
3	12/8/99	3		RWB
4	12/8/99	4		RWB
5	12/8/99	5		RWB
6	12/8/99	6		RWB
7	12/8/99	7		RWB
8	12/8/99	8		RWB
9	12/8/99	9		RWB
10	12/8/99	10		RWB

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: January 24, 1999
File # 395
Signed: [Signature]

NOTES:
1. SEWER SERVICE PROVIDED BY SAN ANTONIO WATER SYSTEM.
2. WATER SERVICE PROVIDED BY SAN ANTONIO WATER SYSTEM.
3. ALL INTERIOR STREET RIGHT-OF-WAYS ARE SHOWN UNLESS OTHERWISE SHOWN.
DEVELOPER:
OWNER / DEVELOPER: INWOOD HEIGHTS, L.C.
1101 CAPITAL OF TEXAS HWY. S.
BUILDING D, SUITE 200
AUSTIN, TX 78746
TEL (512) 517-7415
152 SINGLE FAMILY RESIDENTIAL LOTS
60 - 120' CYP. LOT SIZES
TOTAL AREA = 57.8 ACRES
DENSITY = 2.6 LOTS/ACRE

P.O.A.D.R. #331

VRP#04-02-062



file



City of San Antonio
New
Vested Rights Permit
Application

Permit File: #

04-02-062

Assigned by city staff

Date: February 10, 2004

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 set of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat applications, approved plat, building permit) along with appropriate fee.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent Inwood Heights Holdings, Ltd. Phone: (512) 327-7415 Fax: (512) 327-5819Address: 9900 Highway 290, Manor, Texas Zip: 78663Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232Name of Project: THE HEIGHTS

Site location or address of Project: One-quarter mile south of the intersection of Huebner Road and Bitters Road.

3. Council District 9 ETJ Yes Over Edward's Aquifer Recharge ☒ yes ☐ no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

The platting and development of 33 +/- residential lots in the area known as Unit-3.

5. What is the date the applicant claims rights vested for this Project? 01/24/94

6. What, if any, construction or related actions have taken place on the property since that date?
The Unit-1 & Unit-2 have been completed.

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application _____
 Permit Number: _____ Date Issued: _____
 Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: The Heights # 395

Date accepted: 01/24/94 Expiration Date: 07/26/95 MDP Size: 58 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval _____

Date: _____ Plat Recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

• **Others**

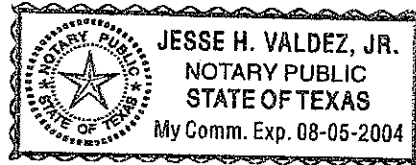
SAWS Category Determination letter of the area known as The Heights, Unit-3.

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Samuel B. Bledsoe Signature: [Signature] Date: Feb 10, 2004

Sworn to and subscribed before me by Samuel B. Bledsoe on this 10th day of February in the year 2004, to certify which witness by hand and seal of office.



[Signature]
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ **Approved**

☐ **Disapproved**

Review By: [Signature] Date: 2/12/04

Comments: ALL OF JANUARY 24, 1994
DATE SHOWN ON APPROVED P.E.A.D.P.
395, THE HEIGHTS



City of San Antonio

Vested Rights Permit
APPLICATION

Permit File: # 04-02-062

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Planning Department decide this application in the following manner:

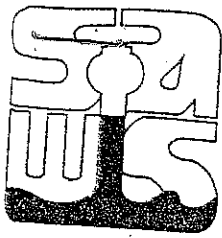
☐ **Approval**

☐ **Disapproval**

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Planning Department.

Reviewed By: _____ Date: 02-12-04
Assistant City Attorney

Comments: Mike
If the plat was properly filed for this POADP,
I recommend approval as of 1-24-94 for the project shown as
Unit 3 on POADP 395
otherwise the POADP expired



San Antonio Water System

November 5, 2003

Mr. Samuel B. Bledsoe, P.E.
Macina, Bose, Copeland & Associates, Inc.
1035 Central Parkway North
San Antonio, Texas 78232

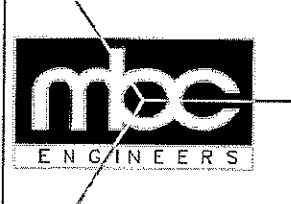
RE: File No. 0307018 - Request for Category Determination of **The Heights, Unit 3**
located one-quarter mile south of the intersection of Huebner Road and Bitters Road

Dear Mr. Bledsoe:

On June 30, 2003, the Resource Protection Division of the San Antonio Water System (SAWS) received a letter issued by your office concerning the property referenced above. The request was for reconfirmation of Category 1 designation for the above referenced property, which lies within the Edwards Aquifer Recharge Zone. Additional information was received on July 2, August 1, and October 31, 2003 that was necessary in determination of the Category.

The following information was submitted of the above referenced property:

1. A copy of a Ferguson MAPSCO page outlining the above referenced property
2. A copy of the approved POADP No. 395 for The Heights dated January 24, 1994
3. A copy of The Heights, Unit-3 Master Plan
4. A copy of The Heights, Unit-3 Utility Plan
5. A copy of the Subdivision Plat of The Heights, Unit-2 Plat No. 930258
6. A copy of the Replat and Subdivision Plat of The Heights, Unit-3 Plat No. 940288
7. A copy of The Heights Unit-1, 2 & 3 Planned Unit Development Final Plan
8. A letter describing mixed use for the proposed The Heights, Unit-3, a 12.5-acre tract consisting of 4 acres to be developed as commercial and the remaining to be developed as residential

**MACINA • BOSE • COPELAND AND ASSOCIATES, INC.**

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

jessevaldez@mbcengineers.com

To: COMPREHENSIVE PLANNING**Project No.** 1 8617**Date** February 10, 2004DBSC/ 2nd Floor

1901 S. ALAMO STREET

Re:**THE HEIGHTS VRP****Attn:** MICHAEL HERRERA

GENTLEMEN:

WE ARE SENDING YOU ☒ **Attached** ☐ Under separate cover via _____ the following items.☐ Copy of Letter☐ Change Order☐ _____

COPIES	DATE	NO.	DESCRIPTION
✓		2	VESTED RIGHTS PERMIT APPLICATIONS
✓		1	\$160 CHECK
✓		2	LOCATION MAPS
✓		2	POADP Plans No. 395
✓		2	SAWS CATEGORY DETERMINATION LETTERS

THESE ARE TRANSMITTED as checked below:

☒ **For your approval**☐ Approved as submitted☐ Resubmit _____ copies for approval☐ For your use☐ Approved as noted☐ Submit _____ copies for distribution☐ As requested☐ _____**REMARKS:**

Michael,

Please forward the attached documents to your Legal Department for review. The Developer would like to get a Vested Rights Permit for "The Heights" area. Attached are documents that will support the VRP request.

If you have any questions just call us, thanks.

COPY TO: _____

JESSE H. VALDEZ, JR.

04, FEB 10 PM 4:31

DEPT. OF PLANNING
OFFICE OF DIRECTOR



MAGINA BOSE COPELAND & ASSOC., INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

30-761140

REMITTANCE ADVICE
Magina Bose Cope

25455

PAY *One hundred Sixty and no/100* CHECK AMOUNT
TO THE ORDER OF *City of San Antonio* DOLLARS
DATE *2/10/04* CHECK NO. *18617* \$ *160.00*
- Vested Payroll



JEFFERSON STATE BANK
PO BOX 5190 SAN ANTONIO, TEXAS 78201-0190
(210) 754-4311

MS ad

⑈02515⑈ ⑆14000763⑆ ⑈100775⑈

SECURITY FEATURES: MICRO PRINT BORDERS • COLORED BRICK PATTERN • WATERMARK ON REVERSE SIDE • MISSING FEATURE INDICATES A COPY